29534-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170028267 DEEDWARR
Recvd: 04/04/17 10:48 2 pgs
Fees:13.00 Taxes:876.90
20170404-0032761

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$237,000.00.**

Seth M Crowder
Affiant

Subscribed and sworn to before me, this the 3rd day of April, 2017.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Seth M. Crowder	**Farmington Mortgage, a div of Capstar Bank**	**Map 164-10-0-A Parcel 360.00co**
2513 Skyfalls Way	**2002 Richard Jones Road Suite 300A**	
Antioch, TN 37013	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Luis A. Galarza, single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Seth M. Crowder, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 317, on the Final Plat of Village Six, Summerfield Subdivision, of record in Instrument No. 20060928-0120376, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Luis A. Galarza, single man, by Deed dated June 29, 2016 from Capitol Homes, Inc., a Tennessee corporation, of record in Instrument No. 20160701-0067927, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20060928-0120376, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Summerfield, of record in Book 11588, Page 484, and as amended in Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, and Instrument No. 20030527-0071168, Register's Office for Davidson County, Tennessee. (3) By-Laws of Summerfield Homeowners' Association, Inc. of record in Book 11648, Page 662, and as amended in Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee. (4) Charter of Summerfield Homeowners' Association, Inc. of record in Book 11648, Page 660, and as amended in Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee. (5) Storm Water Detention Agreement of record in Instrument No. 20000113-0004777, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable

This is improved (__X__) Unimproved (____) property, known as **2513 Skyfalls Way, Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **3rd** day of **April, 2017.**

Luis A. Galarza

Luis A. Galarza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Luis A. Galarza,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **April, 2017.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21